

TOWN OF NEW WINDSOR

ZONING BOARD

July 11, 2011

MEMBERS PRESENT:      MICHAEL KANE, CHAIRMAN  
                             PATRICK TORPEY  
                             FRANCIS BEDETTI  
                             HENRY SCHEIBLE  
                             RICHARD HAMEL

ALSO PRESENT:    ANDREW KRIEGER, ESQ.  
                             ZONING BOARD ATTORNEY

NICOLE JULIAN  
ZONING BOARD SECRETARY

**REGULAR MEETING:**

MR. KANE:    I'd like to call the Town of New Windsor  
Zoning Board of Appeals regular session July 11, 2011  
to order.

APPROVAL OF MINUTES DATED 4/25, 5/9, 5/23 AND 6/13/2011

MR. KANE:    Motion to accept the minutes of April 25,  
May 9, May 23 and June 13 as written.

MR. BEDETTI:    So moved.

MR. SCHEIBLE:    Second it.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE
MR. KANE	AYE

PRELIMINARY MEETINGS:KC ENGINEERING AND LAND SURVEYING, P.C.

MR. KANE: Tonight's first preliminary meeting KC Engineering and Land Surveying. Proposed one family house will not meet the minimum lot area, lot width, required side yard setback and required total side yard located on Bull Road. For anybody that's here for a preliminary meeting what we do in New Windsor is we hold two meetings. We hold a preliminary so we can get a general idea of what you want to do to make sure that you have enough information for us to make a decision. Other towns out there you walk in cold, if you don't have it you lose. So we do a two step process and the public portion of the meeting is very similar to the preliminary meeting except that at that point the public is involved and we can make a decision. All our decisions are made at the public meeting. You're on, sir, tell us exactly what you want to do.

MR. ZIMMERMAN: Okay, well, my name is Gerry Zimmerman with KC Engineering and the applicant for this is Mr. Biagini, Highland Operating is present as well. The application is to construct, to get a variance to construct a single family dwelling on a vacant lot which is located on Bull Road in the R-1 zoning district. The R-1 zoning district requires 80,000 square feet of lot area for lot area and side yard and lot width in accordance with current zoning requirements is deficient and our application reflects that. This lot is a pre-existing, non-conforming lot which was created in 1970 and met obviously the lot requirements at that point in time. However, under the present zoning, it doesn't meet the requirements. Now, the property itself is located as I said in the R-1 district, however, the surrounding area where this lot is located contains lots that are all of a similar size in lot area and in lot width and pretty much everything that the prior zoning required. And I have submitted information an aerial photogrammetry map that reflects this information. So, you know, the application is essentially to receive the necessary variances to be able to build on this lot. I can answer questions or go through further aspects.

MR. KANE: Some of the basic questions out of the way. Cutting down any trees, substantial vegetation in the building of the home?

MR. ZIMMERMAN: No, the portion of the lot that's intended to be developed is vacant, is void of any trees.

MR. KANE: Creating any water hazards or runoffs with the building of the home?

MR. ZIMMERMAN: In looking at the location, it's a relatively flat lot and the drainage going towards the roadway, there are some roadside swales right in front of the property which would be able to handle the drainage in that area.

MR. KANE: Any easements running through the area where you propose to build?

MR. ZIMMERMAN: No.

MR. KANE: Is the home going to be for our knowledge is that going to be well and septic?

MR. ZIMMERMAN: Well and septic, yes.

MR. KANE: Further questions from the board?

MR. SCHEIBLE: Just for your sake here, are you, Mr.--

MR. ZIMMERMAN: Zimmerman.

MR. SCHEIBLE: But your client is he the owner of the property as it is now?

MR. ZIMMERMAN: Yes, he is.

MR. SCHEIBLE: He bought the piece of property, how long ago did he buy it?

MR. ZIMMERMAN: He owns it since the end of last year.

MR. SCHEIBLE: End of last year?

MR. ZIMMERMAN: Yes.

MR. SCHEIBLE: So he knowingly bought this piece of property with all these problems that go along with this piece of property?

MR. ZIMMERMAN: Yeah, that's correct, he knew it needed the variance, however, the prior owner as I said owned it since 1970, you know, and wasn't about to build on

it at this time. So my client was in a position to speak with him and knew him from before and that's why he purchased the lot.

MR. HAMEL: What's the estimated size of the house you want to build? What's the footprint?

MR. ZIMMERMAN: It's going to be as the plot plan shows approximately 50 by 28 feet.

MR. KANE: For our purposes to do any side yard variances on that going in we'd probably need an exact number on that, you know, cause if it's 50 wide and you've got 13 going to one side, 24.5 going to the other, the width of the house is going to make a difference on what the variance is if passed would be going to the side so that width we'd need to nail down.

MR. ZIMMERMAN: If it were to change from the 50 that we show larger I don't think it's going to be larger, then we would put different numbers on but at the 50 this is what it is.

MR. KANE: Cause at the public hearing whatever we give you that's what we got.

MR. ZIMMERMAN: I understand.

MR. HAMEL: So it's going to be a ranch house or two story?

MR. ZIMMERMAN: Probably bi-level.

MR. BIAGINI: Bi-level.

MR. KANE: Further questions from the board?

MR. BEDETTI: Now he doesn't own any adjacent property, just owns this current applicant, just owns that one strip, is that correct?

MR. ZIMMERMAN: That's correct, there's no other land because it's developed on both sides, there's no other land to purchase.

MR. KANE: According to the aerial map, the similar lots that are on either side of it, two to the right as you're facing it, one to the left all have homes built on them?

MR. ZIMMERMAN: Yes.

MR. BEDETTI: I have one other general question. In view of all of the requirements that we need to grant variances for, is there some hardship that we should consider here or does the owner have a particular hardship that we should consider in granting these variances so to speak?

MR. ZIMMERMAN: Well, you know, the basic hardship is that there's no other land to acquire in order to build this house.

MR. BEDETTI: Around that property.

MR. ZIMMERMAN: Where he, cause as you can see, it's developed all around the house so there's no other land to purchase. Although that is the hardship but as you can see also that the lots that are within this area are all of the same size, so, you know, it's in conformity with the neighborhood.

MR. BEDETTI: The only thing I don't know when those houses were built, those adjacent houses they may have been built quite a while ago, they may the houses themselves may in fact be, you know, pre-existing, non-conforming where in your case you don't, you're planning on building a house now.

MR. ZIMMERMAN: Yes.

MR. BEDETTI: So I don't know what the age of those houses are so they may be legitimate pre-existing, non-conforming homes. I have no other questions.

MR. KANE: Any further questions? I'll accept a motion to set up a public hearing.

MR. SCHEIBLE: Yes.

MR. BEDETTI: I'll make a motion that we schedule a public hearing for KC Engineering Land Surveying for a proposed one-family house on Bull Road in an R-1 zone.

MR. TORPEY: I'll second that.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BEDETTI	AYE

July 11, 2011

6

MR. HAMEL	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MS. JULIAN: Here you go.

MR. ZIMMERMAN: So I guess we'll see you--

MS. JULIAN: The next steps, I have it all written out for you.

MR. ZIMMERMAN: Thank you.

JOANNA MOLLARD (11-19)

MR. KANE: Tonight's next preliminary meeting Joanna Mollard a variance for proposed 16 foot by 26 foot deck will be 33 feet from the rear property line. A variance of 17 feet is required at 64 Harth Drive in an R-4 zone. Hi, how you doing. Come on up, state your name and address, speak loud enough for this young lady over there to hear you and tell us exactly what you want to do.

MR. LAWRENCE: Joanna Mollard is the owner of the property, the address is 64 Harth Drive, New Windsor, New York. We just want to put--and my name is Joe Lawrence. We just want to put a 26 by 16 deck on and if I do that there's not 50 feet between the end of the deck and the back of the property line.

MR. KANE: No existing deck on the home right now?

MR. LAWRENCE: No, sir, just a little concrete patio.

MR. KANE: Some questions I'm going to ask, the pictures are obvious but I have to ask them. Creating any water hazards or runoffs in the building of the deck?

MR. LAWRENCE: No.

MR. KANE: Are there any easements running through the area where the proposed deck is?

MR. LAWRENCE: No.

MR. KANE: Cutting down any trees or substantial vegetation in the building of the deck?

MR. LAWRENCE: No.

MR. KANE: Get rid of the basics right out of the way. The 16 by 26 deck as far as the side of it it's going to be 16 wide coming off of the house and 26 in length?

MR. LAWRENCE: It's 26 wide along the length of the house and 16 out.

MR. KANE: Similar in nature and size to other decks in your neighborhood?

MR. LAWRENCE: Yes.

MR. KANE: On this picture right here if you can show me about where is the deck going to go?

MR. LAWRENCE: It's going to go from right here to just passed this window.

MR. KANE: And straight out?

MR. LAWRENCE: Yes.

MR. KANE: So there are, there's not going to be any egress from the home onto the deck, no doors, you plan on putting a door in?

MR. LAWRENCE: Yes.

MR. KANE: That's why I ask.

MR. LAWRENCE: We'll put a sliding glass door here, there's a dining room there.

MR. KANE: Guys, do you see that the deck is going to go from the tip of the house over here to the edge of where that window is right here? And the plan is to put a sliding glass door right in here to walk out on the deck. So 16 feet out 26 feet that way.

MR. BEDETTI: And the house faces Harth?

MR. LAWRENCE: It does, that's the back yard, the front yard Harth kind of like wraps around, I don't know if you'd call it a corner lot but it's the road bends right there, you can see if you have a copy of the survey.

MR. BEDETTI: What's the number?

MR. LAWRENCE: 64.

MR. KANE: Actually, it is a corner lot but the way your house is catty-cornered none of that stuff is going to come into play because technically you have two front yards. So but the way the house is placed on this and the deck isn't going out further than the house, otherwise even though it's your side you'd be in your front yard and that's a no-no so technically so you know you are a corner lot, you have two front yards.



MR. LAWRENCE: Okay.

MR. KANE: Further questions from the board?

MR. SCHEIBLE: I see you've got a pool?

MR. LAWRENCE: No, sir, the pool's gone.

MR. SCHEIBLE: The pool is gone?

MR. LAWRENCE: Yes, pool's not there anymore.

MR. SCHEIBLE: Cause that was in the drawing.

MR. LAWRENCE: I wish it was on a day like today. We didn't hide it in the pictures, pool's not there anymore.

MR. KANE: Further questions? No further questions, I'll accept a motion.

MR. BEDETTI: I'll make a motion we schedule a public hearing for the proposed 16 by 26 deck located at 64 Harth Drive in an R-4 zone.

MR. TORPEY: Second that.

ROLL CALL

MR. SCHEIBLE                    AYE

MR. BEDETTI                    AYE

MR. HAMEL                      AYE

MR. TORPEY                    AYE

MR. KANE                        AYE

MS. JULIAN: Your next steps are down there.

MR. LAWRENCE: Okay.

MS. JULIAN: If you have any questions, just give me a call.

MR. LAWRENCE: Thank you.

MR. KANE: Take care, have a good evening.

PUBLIC HEARINGS:

APRIL KEAN (11-14)

MR. KANE: First public hearing April Kean request for a sign variance for Brittany Terrace to have an existing real estate type freestanding sign which is not temporary and is not located entirely on the property to which the sign applies. The sign is on a vacant lot located at 647 Station Road in an OLI zone. Is there anybody here for this particular hearing? Okay, step on up, tell us exactly what you want to do, why you're here.

MS. KEAN: Hi, well, my name is April Kean representing Brittany Terrace. And as I spoke at the preliminary hearing, just would like to continue to keep the sign that's been in place for quite a number of years now representing a directional sign for Brittany Terrace Manufactured Housing Community.

MR. KANE: How long has the sign been up?

MS. KEAN: Well, it's been an evolutionary process.

MR. KANE: When is the last edition of the sign going up? That's what counts.

MS. KEAN: I'd say probably seven years ago but there has always been a sign right there, only thing different from that sign--

MR. KANE: Has any permit been received about that sign?

MS. KEAN: No, there's been a sign for probably about 40 years since the business has been there.

MR. KANE: Any way to prove that?

MS. KEAN: That there's been a sign? I have actually brought my dad who can swear and attest to that.

MR. KANE: So to your knowledge, there was no permit at all for this particular sign?

MS. KEAN: I was quite a young child 40 years ago.

MR. KANE: I understand but you're here doing a job, you need to know.

MS. KEAN: As was spoken in the preliminary hearing, there had always been an agreement with the Presbyterian Church that owns the property that the sign is on and at the time back in the day it was a verbal agreement, a gentleman's agreement as they used to call it before all of this came about and that's how throughout the course of the years we have always done it through the church.

MR. KANE: So the sign is on the church's property?

MS. KEAN: Yes, it's a vacant lot.

MR. KANE: And your stance is that this is not a real estate sign, that this is a directional sign?

MS. KEAN: Well, it's actually a real estate sign not unlike the other two real estate signs that are there, just a little bit larger.

MR. KANE: But real estate signs in their nature are temporary signs.

MS. KEAN: That would be correct, yes, however, as not unlike the other signs that are there it's the directional sign.

MR. KRIEGER: The other signs are they advertising Brittany Terrace?

MS. KEAN: No, advertising the other two.

MR. KRIEGER: Something else?

MS. KEAN: Yes.

MR. SCHEIBLE: There are moneys being transferred to the church for the use of this piece of property?

MS. KEAN: To the best of my knowledge, occasionally during the course of the years we would contribute but not, I think we made a contribution probably every three or four years to the church but it's my understanding that the church is kind of going defunct so I'm not too sure.

MR. SCHEIBLE: Interesting.

MR. KANE: Cause the issue I have is that if it's some

type of a real estate sign which is what I believe it is looking at it and reading it number one, it has to be a temporary sign that's up X amount of days per year and the other one is that it has to be located on the property that the sign is talking about.

MS. KEAN: Well, actually I was reading in the codes and I, maybe I just missed it but I just didn't see that and if we have the permission actually of the landowner.

MR. KANE: That has nothing to do with it, the landowner doesn't have the right to break the law, the law states, it's in Section 300-45C.

MS. KEAN: If we've had the sign for 40 years doesn't the grandfathering provision come in to play?

MR. KANE: You need to prove that.

MS. KEAN: I can prove that if my father gives sworn testimony that there has been a sign in place for over 40 years.

MR. KANE: I understand but you're giving me one person's word who's related to you that it's been there for 40 years. Follow where I'm going with it?

MS. KEAN: He's related and he's the president of Brittany Terrace and if you'd like to have a public hearing I can produce Frances who is the treasurer of the Presbyterian Church.

MR. TORPEY: That sign doesn't look 40 years old.

MS. KEAN: No, but, well, I didn't want to leave a delapidated sign up so as what we did just covered the wooden pillars that were over there with vinyl and replaced it, we didn't make it larger or anything, what we did is just replaced the existing board that was on there so we didn't size it up or anything, we just put vinyl in there instead of wood posts that we would always have to replace and we just changed the lettering which I do believe is rightfully allowed by the code of New Windsor.

MR. KANE: What do you mean change the lettering that's allowed by the code? I'm not following you.

MS. KEAN: Well, I did read the New Windsor Code and

we're allowed to paint.

MR. SCHEIBLE: I don't know what you mean you say to paint?

MS. KEAN: Yes, we're allowed to upkeep the sign, yes.

MR. KANE: But you're also speaking about signs that are existing and have a permit on them. When did you change that sign like you did, seven years ago?

MS. KEAN: When the sign was actually put into place there was no permit requirements and the sign has been there since I think this board, you know, really existed or the rule.

MR. KANE: Before 1966?

MS. KEAN: Correct, and my parents started in the business in or Brittany Terrace started in the business I believe in 1963 so over 40 years there has been a sign in place in one way or the other.

MR. KANE: Your name and address please?

MR. KEAN: I'm Peter Kean, 1 Brittany Terrace and the only thing that I would like to add is that before zoning we pre-filed plans for the manufactured housing community at that time called trailer park and shortly after that we did have a sign up in that intersection.

MR. BEDETTI: Ma'am, did you say that you read the code and you didn't read anything that said that it had to be on your property, is that what you just stated?

MS. KEAN: Perhaps I overlooked it but I just didn't.

MR. BEDETTI: Well, the code 345C says one real estate type temporary sign shall be permitted for any structure for sale, lease or rent provided that that sign is located entirely on the property to which the sign applies.

MS. KEAN: Okay.

MR. BEDETTI: Okay, a sign not to exceed and they give the dimensions so it's in the code that says it's supposed to be on the property.

MS. KEAN: Okay, I guess that's why we're here then.

MR. KANE: How many signs do you have for Brittany Terrace?

MS. KEAN: One.

MR. KANE: This is the only freestanding sign?

MS. KEAN: Yes, and we do have one at the other end of Station Road at the intersection of 94 in Blooming Grove, that's two, well, one in New Windsor, one for each end of Station Road, that's it.

MR. KANE: So there's two freestanding signs?

MS. KEAN: Right.

MR. KANE: What that is--

MS. KEAN: The one at the other end we didn't have to go through any of this for Blooming Grove so and that sign is actually what brings us here, we're just trying to get it licensed with New York State and this is just a stopping point, the other sign has a little license plate on for New York State also.

MR. KANE: Further questions from the board?

MR. SCHEIBLE: Maybe I missed it, maybe I was reading something here, was there in writing permission from the church?

MR. KANE: Yes.

MR. SCHEIBLE: Okay, I was reading something here.

MR. KANE: No, there is, they do have a letter from the church having their permission to use it. The question is is that if it's a real estate sign that it's not on the property doing the real estate if it's a business then they're allowed to have one freestanding sign this would make two.

MS. KEAN: Well, the other, excuse me sir, the other sign is actually not located in New Windsor so I don't feel that would correctly even, you know, how can you count the other sign if it's not located in the Town of New Windsor?

MR. BEDETTI: You're allowed one freestanding sign

supposed to be on your own property?

MR. KANE: Correct.

MR. TORPEY: Does it matter what the sign says?

MR. KANE: What the freestanding, no, no, it's your business advertising your sign, just the dimensions that we're concerned about. Let me do this right now, get it out over the way. I'm going to ask one more time open it up to the public, ask if anybody's here for this particular hearing from the public? Seeing as there's not, we'll close the public portion of the hearing and ask Nicole how many mailings we had?

MS. JULIAN: On the 28th day of June, 2011, we mailed out seven addressed envelopes with no written responses back.

MR. KANE: Bring it back to the board for questions then.

MR. BEDETTI: We're referring to this as a temporary real estate type sign, I mean, it doesn't indicate on that sign that there's anything for sale or for rent or so I certainly don't view that as a temporary. It's obviously not a temporary sign, number one. Number two, I'm even questioning whether it's considered to be a real estate sign because it doesn't say anything is for sale, for lease or for rent, just identifies the complex and who's allowed to live in it but it doesn't indicate that that's even in my mind doesn't qualify even as a real estate sign. I mean, that's a freestanding sign advertising that property that complex.

MR. HAMEL: Well, I think you need a sign there because it is set back, you can't see it from the main road and it's just basically telling you what is back there, it's Brittany Terrace Luxury 55 plus residential living so but it doesn't say for sale, doesn't say for rent, that's the way I interpret it.

MR. BEDETTI: But that's what a real estate sign is supposed to be by the code, the code that's what the code calls a temporary real estate sign identified as something that's for sale, for rent or for lease.

MR. KANE: And the sign is non-illuminating, there's no lighting on it.

MS. KEAN: No, and we actually send our crew down there periodically and we maintain the whole corner really well to the benefit of everyone because we cut back all the bushes so there's, you know, not only to the benefit of our sign of course but to the view of everybody coming on that corner.

MR. KANE: And the sign itself, there's no reference to the church in any fashion?

MS. KEAN: No, no, no.

MR. KANE: Further questions?

MR. SCHEIBLE: To me it's a directional sign so I think we can scratch off as a real estate sign, it's a directional sign, that's my, and from what I've seen these people do over the years they have created a very, very friendly atmosphere in that neighborhood, go back to what you said the old trailer park, that's nothing like a trailer park, it's a friendly looking community. Don't know if any of you have been through the neighborhood there?

MR. KANE: Yes. Further questions?

MR. BEDETTI: If the church sells that property, if that property's for sale what's going to happen to the sign?

MS. KEAN: Well, I actually heard the house is sold to the fire company if I'm not mistaken, Salisbury Mills Fire Company from the other side.

MR. SCHEIBLE: I guess wouldn't it be right whoever owns that property as another owner came in would have the right to say get rid of it?

MR. KRIEGER: They have the right to say but not the obligation.

MR. KANE: Variance goes with the land.

MR. KANE: With the land, not with the people.

MR. KRIEGER: If the land changes ownership, they get complete with the variance, you have the right to terminate the rental relationship, not the obligation, they can continue just the way it is.



MR. KANE: Further questions?

MR. KRIEGER: If the variance is granted.

MR. KANE: No further questions, I will accept a motion.

MR. HAMEL: I will make a motion that we grant April Kean the variance as requested.

MR. TORPEY: I'll second that.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BEDETTI	NO
MR. HAMEL	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MS. KEAN: Thank you gentlemen and ladies, you have a nice evening. Come see our model.

BUTCH MACUTAY (11-15)

MR. KANE: Next public hearing Butch Macutay, excuse me if I butcher the last name.

MR. MACUTAY: That's fine.

MR. KANE: Request for six foot fence to be located between the principal building and the street is located at 3101 Betsy Ross Ridge in an R-3 zone. Come on up, speak loud enough for this young lady to hear you.

MR. MACUTAY: Butch Macutay, I'm the owner of the corner lot property at 3101 Betsy Ross Ridge and we're asking for a variance to install a six foot fence, one of our, in one of our side yards, we have a double front yard more for safety and security but the fence that we're putting is a non-privacy fence so it's really not obstructing anything and that's just that.

MR. KANE: Cutting down any trees, substantial vegetation in the building of the fence?

MR. MACUTAY: No.

MR. KANE: Creating any water hazards or runoffs?

MR. MACUTAY: No.

MR. KANE: Any easements going through the area where the fence is proposed?

MR. MACUTAY: No.

MR. KANE: You're proposing this for privacy and safety?

MR. MACUTAY: Yes.

MR. TORPEY: Like that fancy pole fence, Mike.

MS. JULIAN: It's going to be iron.

MR. KANE: Going to be an iron fence. On Molly Pitcher drive, the fence is going to not inhibit the view of any vehicles coming down that way looking towards the corner?

MR. MACUTAY: It's more like a picket fence, four

inches on center.

MR. KANE: It's not going to interfere with the corner because it's far enough away from the corner?

MR. MACUTAY: No.

MR. TORPEY: And it has two entrances.

MR. KANE: Questions from the board?

MR. BEDETTI: I'm good.

MR. SCHEIBLE: And the height is six foot?

MR. KANE: Right.

MR. MACUTAY: Yes.

MR. TORPEY: I don't think they sell that fence in six foot, it's really 54 inches or something, right?

MR. SCHEIBLE: Yes.

MR. KANE: And--

MR. SCHEIBLE: Unless he's having it custom made.

MR. KANE: And the main reason you're here because you have two front yards and the fence is coming out, it's your side yard but in New Windsor it's considered a front yard?

MR. MACUTAY: Plus the grade is like there's a 30 inches different of the grade from the high point down to the sidewalk side.

MR. KANE: At this point, I'm going to open it up to the public and ask if there's anybody here for this particular hearing? There's nobody here, we'll close the public portion of the meeting and ask Nicole how many mailings.

MS. JULIAN: On the 28th day of June, 2011, I mailed out 51 addressed envelopes and received no written response back.

MR. SCHEIBLE: Just out of curiosity, any of your neighbors have a similar type fence?

MR. MACUTAY: Yeah, my neighbor next door has a picket fence but on the other side they put a vinyl fence which is six foot.

MR. KANE: We've had a couple of them in here from that development for six foot fences.

MR. MACUTAY: But mine is not, it's a non-privacy fence.

MR. KANE: Right. Okay, further questions, gentlemen? I'll accept a motion.

MR. BEDETTI: I'll make a motion that we grant the variance for a six foot fence to Butch Macutay located at 3101 Betsy Ross Lane in an R-3 zone.

MR. KANE: Betsy Ross Ridge.

MR. TORPEY: Second it.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MS. JULIAN: You're all set, here's your next steps with the building department. I'll give it to the building inspector tomorrow and we'll call you when it's ready.

MR. MACUTAY: Thank you very much.

MR. KANE: Motion to adjourn?

MR. SCHEIBLE: So moved.

MR. BEDETTI: Second it.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE

July 11, 2011

21

MR. TORPEY

AYE

MR. KANE

AYE

Respectfully Submitted By:

Frances Roth  
Stenographer